

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	CORNELL ST, ARLINGTON

## OWNERSHIP

Owner 1:	ANTONIADIS LYPERIDIS KIKI				
Owner 2:					
Owner 3:					
Street 1:	41 CORNELL ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	LYPERIDIS HARRY & PAULA -		
Owner 2:	ANTONIADIS/LYPERIDIS KIKI -		
Street 1:	39 CORNELL ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2870 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON		Total:	443.999	Spl Credit		Total:	444.000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

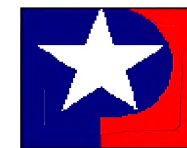
Total Card /

Total Parcel

**979,900**

**979,900**

**979,900**



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	28115	
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
Prior Id # 1:		
Prior Id # 2:		
Prior Id # 3:		
ASR Map:		
Fact Dist:		
Reval Dist:		
Year:		
LandReason:		
BldReason:		
CivilDistrict:		
Ratio:		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	530,800	5,100	444,000	979,900
Total Card	0.103	530,800	5,100	444,000	979,900
Total Parcel	0.103	530,800	5,100	444,000	979,900
Source: Market Adj Cost	Total Value per SQ unit /Card:			341.38	/Parcel: 341.38

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	530,800	5100	4,500.	444,000	979,900		Year end	12/23/2021
2021	104	FV	506,900	5100	4,500.	444,000	956,000		Year End Roll	12/10/2020
2020	104	FV	507,100	5100	4,500.	444,000	956,200	956,200	Year End Roll	12/18/2019
2019	104	FV	380,000	5100	4,500.	471,800	856,900	856,900	Year End Roll	1/3/2019
2018	104	FV	380,000	5100	4,500.	344,100	729,200	729,200	Year End Roll	12/20/2017
2017	104	FV	356,600	5100	4,500.	299,700	661,400	661,400	Year End Roll	1/3/2017
2016	104	FV	356,600	5100	4,500.	255,300	617,000	617,000	Year End	1/4/2016
2015	104	FV	318,100	5100	4,500.	249,800	573,000	573,000	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
4/15/2009	Measured	189	PATRIOT
3/3/2000	Mailer Sent		
2/28/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign:
VERIFICATION OF VISIT NOT DATA
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Sign:

VERIFICATION OF VISIT NOT DATA

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